

## WARRANTY DEED

#1260

**Know all Persons by these Presents,**rec'd  
5-32**023294**

That we, Henry C. Dillenbeck, of South China, County of Kennebec, State of Maine, Richard V. Dillenbeck, of Munich, Germany, W. James Rice of Townsend, Massachusetts, and Donald K. Rice of Eastport, Maine

in consideration of One Dollar and other valuable consideration

paid by Doris LeGendre of Waterville, County of Kennebec, State of Maine

whose mailing address is 19 North Riverside Avenue, Waterville, Maine 04901

**TRANSFER  
TAX  
PAID**

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Doris LeGendre

her heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

Being Lot No. 96 on a revised plan of Mayflower Realty Company, made by Sherman K. Smith, C.E., dated January 17, 1959, and recorded in Kennebec County Registry of Deeds in Plan Book 22, Page 8.

This conveyance is subject to the restrictions in the deed of Mayflower Realty Company to Ben S. Dillenbeck dated March 18, 1980, and recorded in Kennebec County Registry of Deeds Book 2281, Page 13.

Being the same premises conveyed by Mayflower Realty Company to Ben S. Dillenbeck by Warranty Deed dated March 18, 1980, and recorded in Kennebec County Registry of Deeds Book 2281, Page 13, and to the Grantors herein by Personal Representatives Deed of Distribution of Henry C. Dillenbeck dated September 16, 1988, and recorded in Kennebec County Registry of Deeds Book 3463, Page 219.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Doris LeGendre**

her heirs and assigns, to them and their use and behoof forever.

**And** we do **covenant** with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we, the said Henry C. Dillenbeck, Richard V. Dillenbeck, W. James Rice, and Donald K. Rice

/s/

husband/wife of the said

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 31st day of the month of August, A.D. 1990.

**Signed, Sealed and Delivered**

in presence of

Clyde L. Wheeler  
Richard V. Dillenbeck  
W. James Rice  
Donald K. Rice

Henry C. Dillenbeck  
Richard V. Dillenbeck  
W. James Rice  
Donald K. Rice

State of Maine, County of Kennebec ss: August 31, 1990.

Then personally appeared the above named Henry C. Dillenbeck

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Clyde L. Wheeler

Notary Public  
 Attorney at Law

Printed Name, CLYDE L. WHEELER

RECEIVED KENNEBEC SS.

1990 OCT 15 AM 9:00

TEST: James Rice